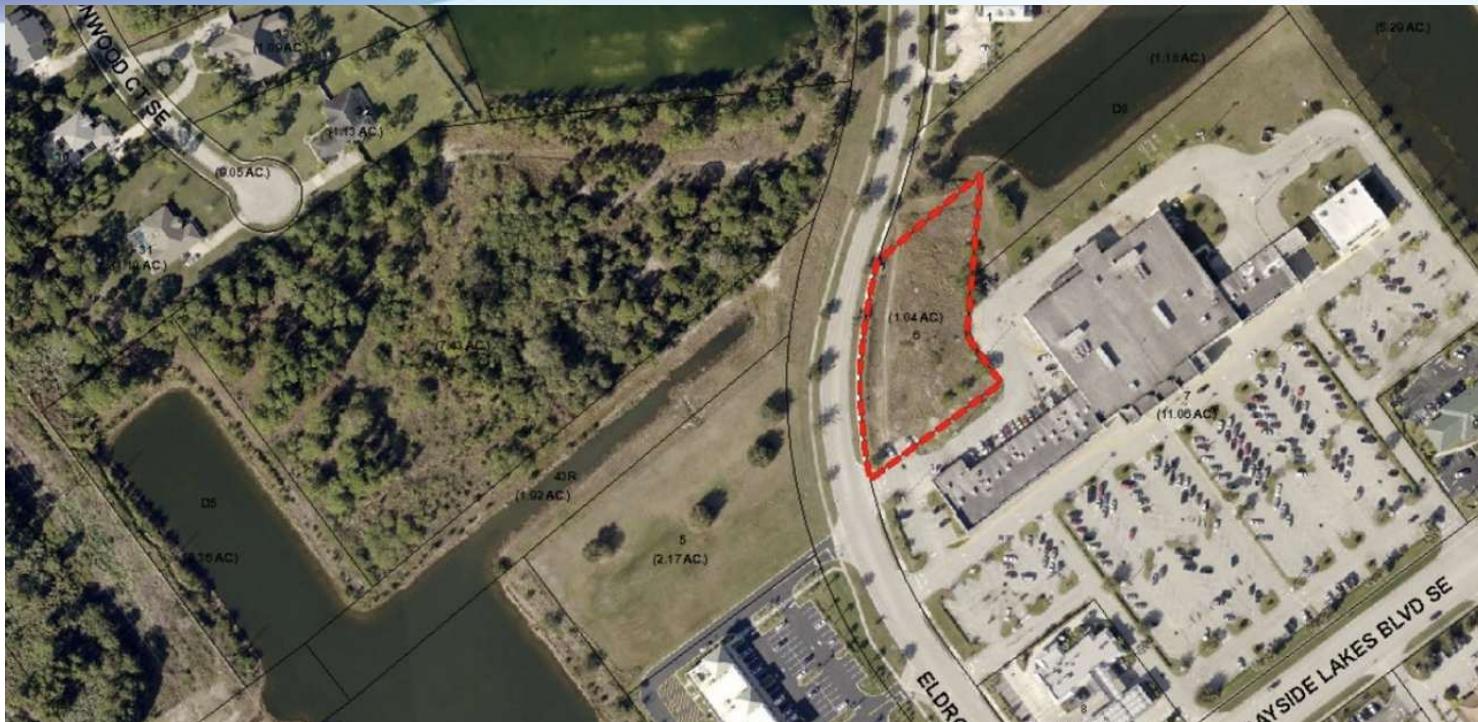


EXECUTIVE SUMMARY

• 1805 Eldron Blvd SE Palm Bay, FL 32909



OFFERING SUMMARY

Sale Price: \$575,000

PROPERTY OVERVIEW

Vacant commercial parcel. Excellent location in desirable Bayside Lakes adjacent to Publix anchored center including Chase Bank, Subway and Hair Cuttery. Dunkin, McDonalds, AutoZone and more all located in this busy corridor.

Property is adjacent to Pineapple Cove Academy Child Care Center and Odyssey Charter School (elementary school).

Price / Acre: \$552,885

LOCATION OVERVIEW

Lot Size: 1.04 Acres

Traffic Count

Frame Count:

Bayside Blvd - 11 028 AADT

APN#: 29-37-19-RX-*-6

VITOR DE SOUSA. CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

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70 W. Hibiscus Blvd.,
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RETAILER MAP

• 1805 Eldron Blvd SE Palm Bay, FL 32909



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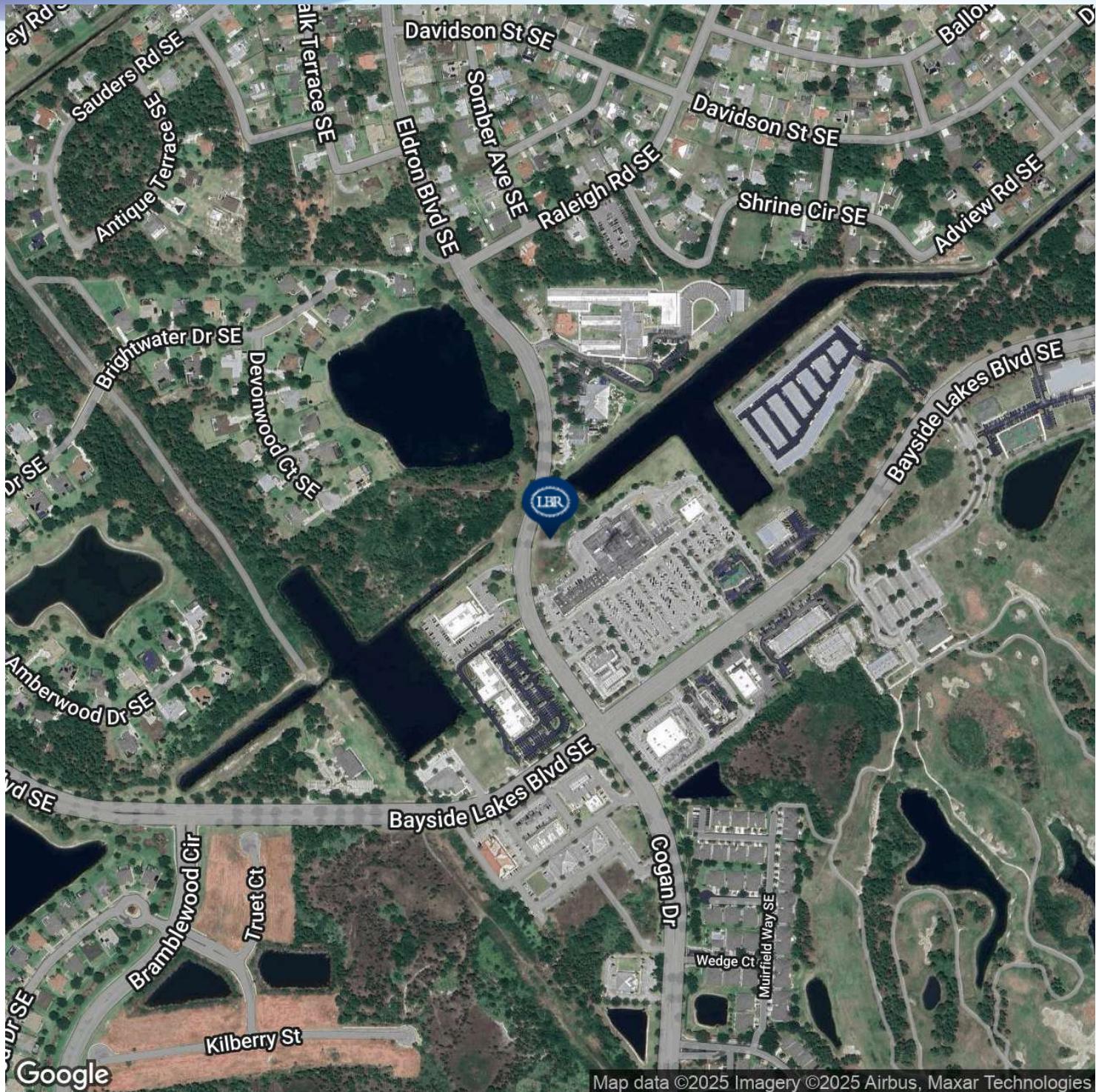
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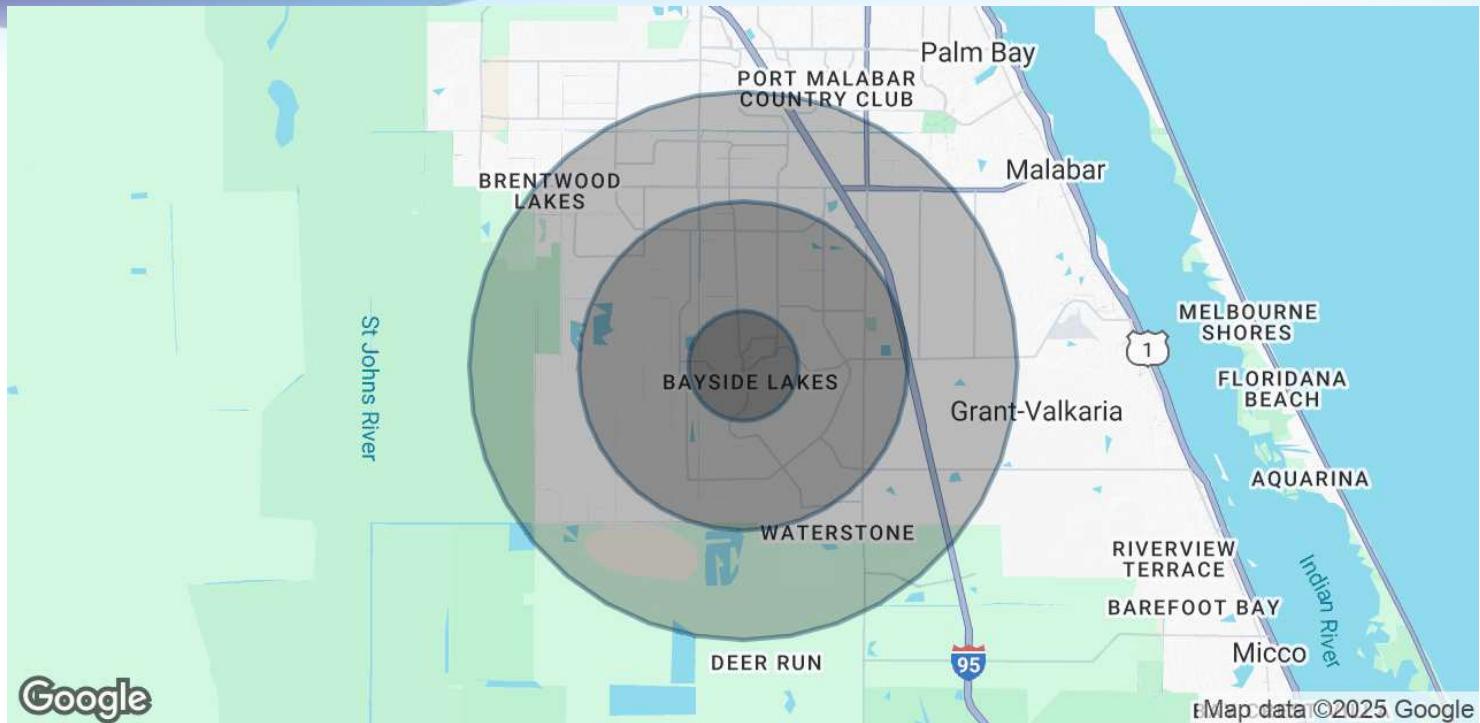
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DEMOCRAPHICS MAP & REPORT

• 1805 Eldron Blvd SE Palm Bay, FL 32909



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,573	32,305	67,179
Average Age	39.0	37.6	38.5
Average Age (Male)	38.6	37.0	37.4
Average Age (Female)	39.3	37.8	39.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,568	11,125	23,548
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$52,450	\$53,513	\$56,730
Average House Value	\$198,759	\$197,082	\$194,102

2020 American Community Survey (ACS)

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